

PLANNING & DEVELOPMENT SERVICES

NEWSLETTER SEPTEMBER 2012



Building a Better Community with You

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PLANNER ON CALL FREQUENTLY ASKED QUESTIONS

The Planner on Call system helps over 1,800 people a year that call, email, or come into the Planning and Development Services office with questions related to planning and development. This section highlights some of the more common questions. If you have questions for the Planner on Call, please contact us at 979-764-3570 or POC@cstx.gov.

Q: I want to operate my business from my home, is this allowed?

A: The City of College Station Unified Development Ordinance (UDO) defines Home Occupation as:

an occupation, profession, activity, or use that is clearly a customary, incidental, and secondary use of a residential dwelling unit and which does not alter the exterior of the property or affect the residential character of the neighborhood.

Section 6.4.C of the UDO details permissible home occupations and the regulations associated with those uses. These include in-home day care, bed and breakfast, and taxicab service. For instance, an in-home day care is allowed to operate from a residence by the occupants of the home with the provision that it does not serve more than six (6) people.

This ordinance also outlines prohibited uses, including but not limited to schools, beauty shops, repair shops, restaurants and medical offices. Other home occupations are allowed if these uses meet the provision outlined in the ordinance. For instance, home occupations may not create an increase in traffic or parking in excess of what is normal to the residential neighborhood. Also, a home occupation cannot employ people who are not part of the occupant family.

For more information on the uses that are allowed or the regulations on Home Occupation, please contact the Planner on Call.



[CHANGING FACE
OF AMERICA]



CITY OF COLLEGE STATION
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TRACKING THE NUMBERS

New Single-Family Homes:

YTD - 1 yr	YTD - 2 yr
↑ 34 %	↑ 21 %

Year-to-date, single-family home permits increased in quantity when compared to last year at this time, September 2011, and increased when compared with two years ago, September 2010.

New Commercial:

YTD - 1 yr	YTD - 2 yr
↓ 37 %	↓ 24 %

Year-to-date, new commercial permits experienced a decrease in quantity when compared to last year at this time, September 2011, and decreased when compared with two years ago, September 2010.

Total Permits:

YTD - 1 yr	YTD - 2 yr
↑ 30 %	↑ 39 %

Year-to-date, total permits increased in quantity when compared to last year at this time, September 2011, and experienced an increase when compared with two years ago, September 2010.

BUILDING INSPECTIONS:

MONTH	BUILDING	PLUMBING	ELECTRIC	MECHANICAL	LAWN	SIGN	POOL	TOTAL
JANUARY	243	226	163	111	2	7	7	759
FEBRUARY	308	267	206	148	6	9	11	955
MARCH	422	319	187	170	6	9	5	1118
APRIL	464	367	262	254	7	6	7	1367
MAY	537	359	309	263	14	5	12	1499
JUNE	469	367	393	292	18	7	18	1564
JULY	468	316	294	264	4	7	18	1371
AUGUST	370	301	304	215	13	11	19	1233
SEPTEMBER	307	212	180	164	4	10	11	888
TOTAL	3588	2734	2298	1881	74	71	108	10754

CODE ENFORCEMENT ACTIVITIES SUMMARY:

MONTH	HEALTH & SANITATION	PROPERTY MAINTENANCE	PUBLIC NUISANCE	FIRE PROTECTION	TRAFFIC CODE	SANITATION	UDO/ZONING	RENTAL REGISTRATION	TOTAL
JANUARY	180	10	33	10	10	355	110	82	790
FEBRUARY	418	15	9	16	13	209	117	235	1032
MARCH	454	11	14	7	9	305	93	87	980
APRIL	429	7	24	19	16	154	105	111	865
MAY	406	11	27	21	10	352	84	141	1052
JUNE	312	27	21	17	8	175	76	205	841
JULY	323	13	25	25	10	44	43	269	752
AUGUST	96	7	8	0	10	256	46	198	621
SEPTEMBER	41	2	7	4	15	419	29	59	576
TOTAL	2659	103	168	119	101	2269	703	1387	7509

REZONING SCOOP:

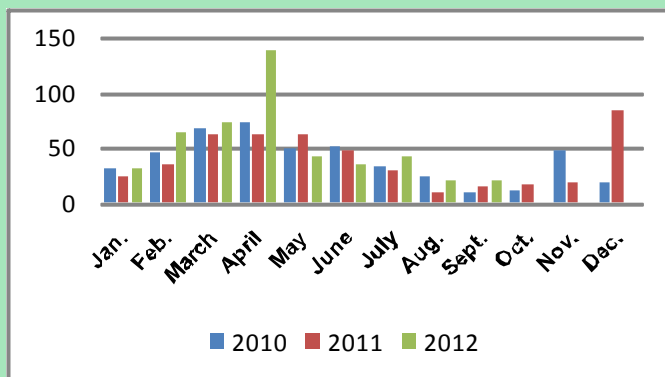
PROJECT NUMBER	LOCATION OF LAND	ACRES	REQUEST	P&Z DATE	STATUS	COUNCIL DATE	STATUS
12-500034	BioCorridor	147	Rez.	9-Sept-12	Approved	27-Sept-12	Approved
12-500173	Foster Ave. Apartments	.07	Rez	20-Sept-12	Approved	11-Oct-12	
12-500166	Aggieland Outfitters	1.1	Rez	1-Nov-12		8-Nov-12	

POPULATION: THE SEPTEMBER POPULATION ESTIMATE IS 97,462

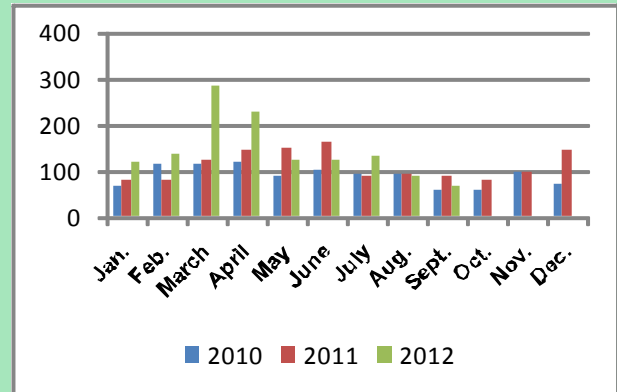
PERMITS BY TYPE YEAR TO DATE

Type of Permit	Permit	Unit	Amount
Single-Family Home	468	468	\$65,006,731
Duplex	46	92	\$7,973,951
Tri-Plex/Four-plex	1	3	\$285,000
Apartment	7	238	\$42,421,650
New Commercial	34	N/A	\$40,668,820
Commercial Remodel	57	N/A	\$14,011,232

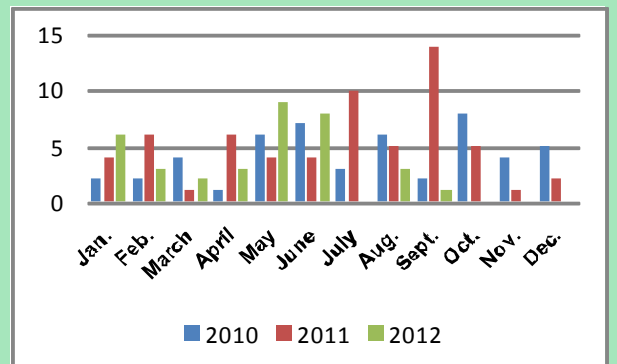
NEW SINGLE FAMILY PERMITS 3 YEAR—COMPARISON BY MONTH



TOTAL PERMITS 3 YEAR—COMPARISON BY MONTH



NEW COMMERCIAL PERMITS 3 YEAR—COMPARISON BY MONTH





BUILDING PERMIT TOTALS:

Month of September 2012						Month of September 2011		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	21	21	67,961	51,186	\$4,405,185	15	15	\$1,948,450
Duplex	0	0	0	0	\$0	0	0	\$0
Tri-plex/Four-plex	0	0	0	0	\$0	8	0	\$2,894,728
Apartment	1	0	0	0	\$15,000,000	0	0	\$0
Residential Addition	6	N/A	1,857	1,350	\$153,400	3	N/A	\$119,803
Residential Remodel	3	N/A	0	0	\$11,750	4	N/A	\$8,744
Residential Garage/Carport Addition	2	N/A	N/A	N/A	\$6,073	0	N/A	\$0
Residential Demolition	1	N/A	N/A	N/A	\$1,500	1	N/A	\$1,350
Residential Slab Only-SF	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-DPLX	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-Apt.	0	N/A	N/A	N/A	\$0	7	N/A	\$2,061,087
Hotel / Motel / Inn	0	N/A	N/A	N/A	\$0	0	N/A	\$0
New Commercial	1	N/A	2,400	2,400	\$135,000	14	N/A	\$11,816,969
Commercial Remodel	5	N/A	7,812	7,812	\$247,779	8	N/A	\$322,355
Commercial Addition/Retaining Wall	1	N/A	0	0	\$250,000	2	N/A	\$73,350
Commercial Demolition	1	N/A	N/A	N/A	\$60,000	0	N/A	\$0
Commercial Slab Only	0	N/A	0	0	\$0	0	N/A	\$0
Swimming Pool	5	N/A	N/A	N/A	\$205,696	3	N/A	\$117,900
Sign	14	N/A	N/A	N/A	\$0	14	N/A	N/A
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	1	N/A	N/A	N/A	\$7,550	4	N/A	\$16,200
Roofing	3	N/A	N/A	N/A	\$20,000	3	N/A	\$10,900
TOTALS	65	21	80,030	62,748	\$20,503,933	86	15	\$19,391,836

January 1, 2012 -September 30, 2012						January 1, 2011-September 30, 2011		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	468	468	1,083,457	860,710	\$65,006,731	348	348	\$46,666,485
Duplex	46	92	162,060	151,676	\$7,973,951	1	2	\$200,000
Tri-plex/Four-plex	1	3	4,504	4,420	\$285,000	8	32	\$2,894,728
Apartment	7	238	370,110	242,921	\$42,421,650	49	261	\$25,873,080
Residential Addition	46	N/A	36,816	15,161	\$1,647,547	59	N/A	\$2,467,840
Residential Remodel	80	N/A	21,942	20,764	\$1,807,664	91	N/A	\$2,011,324
Residential Garage/Carport Addition	13	N/A	N/A	N/A	\$91,934	6	N/A	\$171,700
Residential Demolition	31	N/A	N/A	N/A	\$1,063,700	28	N/A	\$263,220
Residential Slab Only-SF	88	N/A	N/A	N/A	\$2,636,378	13	N/A	\$206,512
Residential Slab Only-DPLX	37	N/A	N/A	N/A	\$667,783	0	N/A	\$0
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0	1	N/A	\$20,000
Residential Slab Only-Apt.	4	N/A	N/A	N/A	\$733,350	21	N/A	\$2,813,358
Hotel / Motel / Inn	0	N/A	N/A	N/A	\$0	0	N/A	\$0
New Commercial	34	N/A	82,476	74,009	\$40,668,820	53	N/A	\$50,289,343
Commercial Remodel	57	N/A	53,165	53,165	\$14,011,232	61	N/A	\$5,515,867
Commercial Addition/Retaining Wall	11	N/A	4,890	3,410	\$393,759	16	N/A	\$3,158,973
Commercial Demolition	13	N/A	N/A	N/A	\$831,860	16	N/A	\$241,588
Commercial Slab Only	6	N/A	3,778	7,629	\$190,056	2	N/A	\$226,654
Swimming Pool	46	N/A	N/A	N/A	\$1,926,195	42	N/A	\$2,005,253
Sign	96	N/A	N/A	N/A	\$240	105	N/A	NA
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	37	N/A	N/A	N/A	\$634,811	36	N/A	\$473,292
Roofing	178	N/A	N/A	N/A	\$1,444,518	51	N/A	\$565,868
TOTALS	1299	801	1,823,198	1,433,865	\$184,437,179	1007	643	\$146,065,085



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